| 160.0 | 0003 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,070,100 / 1,070,100 |
| | | | | | USE VALUE: | 1,070,100 / 1,070,100 |
| | | | | | ASSESSED: | 1,070,100 / 1,070,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 119 | | HILLSIDE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RICHARD JAMES P |
| Owner 2: | RICHARD DEBORAH B |
| Owner 3: | |
| Street 1: | 119 HILLSIDE AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BURNS JOHN R & ANN C - |
| Owner 2: | - |
| Street 1: | 119 HILLSIDE AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Wood Shingle Exterior and 2722 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10500.000 | 551,600 | 4,000 | 514,500 | 1,070,100 |
| Total Card | 0.241 | 551,600 | 4,000 | 514,500 | 1,070,100 |
| Total Parcel | 0.241 | 551,600 | 4,000 | 514,500 | 1,070,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.13 /Parcel: 393.13

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 106799

**GIS Ref**

**GIS Ref**

**Insp Date** 10/06/18

!12521!

## PREVIOUS ASSESSMENT

**Parcel ID** 160.0-0003-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 551,600 | 4000 | 10,500. | 514,500 | 1,070,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 535,000 | 4000 | 10,500. | 514,500 | 1,053,500 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 535,000 | 4000 | 10,500. | 514,500 | 1,053,500 | 1,053,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 410,000 | 4000 | 10,500. | 514,500 | 928,500 | 928,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 371,000 | 4000 | 10,500. | 455,700 | 830,700 | 830,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 371,000 | 4000 | 10,500. | 382,200 | 757,200 | 757,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 371,000 | 4000 | 10,500. | 382,200 | 757,200 | 757,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 355,800 | 4000 | 10,500. | 330,800 | 690,600 | 690,600 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 15:00:03 |

**LAST REV**

| Date | Time |
|---|---|
| 11/02/18 | 12:59:57 |
| apro | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 12521

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BURNS JOHN R & | 51944-183 | | 12/2/2008 | Change>Sale | 658,000 | No | No | | |
| | 10847-243 | | 5/19/1965 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 106799 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/15/2010 | 314 | Porch | 10,000 | C | | | | REPLACE FRONT PORC |
| 8/18/2009 | 709 | Re-Roof | 11,200 | | | | | |
| 12/11/2008 | 1497 | Redo Kit | 50,000 | | | | | 2 bath renovations |
| 11/19/2008 | 1432 | Inter-De | 5,800 | | | | | |
| 10/14/1994 | 549 | Manual | 4,000 | | | | | ROOFING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/6/2018 | Meas/Inspect | HS | Hanne S |
| 11/6/2008 | Meas/Inspect | 189 | PATRIOT |
| 1/28/2000 | Inspected | 276 | PATRIOT |
| 12/16/1999 | Mailer Sent | | |
| 12/2/1999 | Measured | 256 | PATRIOT |
| 7/27/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10500 | | Sq. Ft. | Site | | 0 | 70. | 0.70 | 8 | | | | | | | | | 514,500 | | | | | | 514,500 | |

| Total AC/HA: | 0.24105 | Total SF/SM: | 10500 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 514,500 | Spl Credit | | Total: | 514,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1911 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.16980195 |
| Const Adj.: | 0.99792004 |
| Adj $ / SQ: | 151.758 |
| Other Features: | 95277 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 578193 |
| Depreciation: | 26597 |
| Depreciated Total: | 551596 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

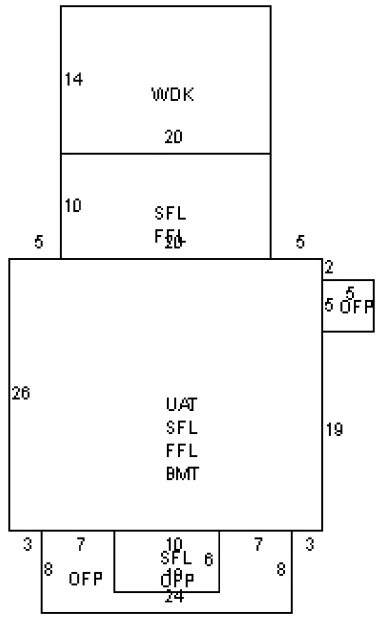
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 183.63 |
| Special Features: | 0 | Val/Su Net: | 157.96 |
| Final Total: | 551600 | Val/Su SzAd | 273.07 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,040 | 151.760 | 157,828 |
| FFL | First Floor | 980 | 151.760 | 148,723 |
| BMT | Basement | 780 | 72.160 | 56,286 |
| WDK | Deck | 280 | 9.550 | 2,674 |
| OFP | Open Porch | 217 | 24.050 | 5,220 |
| UAT | Upper Attic | 195 | 60.700 | 11,837 |

Net Sketched Area: 3,492 | Total: 382,567

Size Ad 2020 | Gross Area 4077 | FinArea 2722

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 90 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

160.0-0003-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | F | AV | 1920 | 20.44 | T | 40 | 101 | | | 4,000 | | | 4,000 |

More: N | Total Yard Items: 4,000 | Total Special Featues: | Total: 4,000